# Carrying the Merry Opera War Across to London

#### Hammerstein Built a Beautiful Theatre in The Kingsway, and "Opened With Debts"

By H. E. KREHBIEL CHAPTER VII

lie quiescent on the field of battle after the war with his ne he had been decapitated, but his head. dead but not cognizant of the fact, while his trunkless head was like that of the vicim of Ko-Ko's fictitious execution:

"Now tho' you'd have said that head was t stood on its neck, with a smile well bred And bowed three times (to me)"

Poch-bah tells us, if that aristocratic individual's circumstantial account of the incident which Mr. Gilbert's operatic people cooked up for the edification of the Mikado is to be believed. The Metropolitan's sabre true, having cut cleanly through the Hammersteinian cervical vertebræ, the Hammersteinian head bowed first most politely to Mr. Gilbert's home city. Its owner had been compelled to relinquish his managerial ambition for a space in four great American cities, but the rest of the world was his egster could be but open it. Mr. Hammerstein resolved to try, and inserted the point of his sword in the world's periphery at London. He was in Europe when the contract of sule was signed by his son. Before sailing from New York he had spoken of his plans for the next season in New York and Philadelphia." These plans embraced a reform in the sale of tickets something like that which was forced upon the Metropolitan company three years afterward by a disgraceful scandal, and also the employment of a Russian ballet, toward which the thoughts of managers in London and New York had been turned by a

## He Told Them About His London Project

Though barred from the field of grand ceedingly bright little piece called "Hans, which had won success at its first pro-1910. Called before the curtain after the second act on the first night in New York out to advance the new enterprise on which he had embarked. I make no doubt but that he had already formed a resolution to set up a rival to the ancient establishment in Covent Garden and that his visit a new opera house. About a year before this time a wide thoroughfare had been opened in London in the heart of a district ditions. It was called The Kingsway, was about equidistant from Covent Garden and Drury Lane and debouched into the Strand. In this spacious street Mr. Hammerstein caused a heautiful theatre to be built of construction \$300,000 came from the sale of the Philadelphia and New York interests, that sum being still in his hands after he had paid off the mortgage held by Mr. Stotesbury, similar encumbrances on the Manhattan Opera House, the Victoria and the Republic theatre, which he owned, in New York and other debts amounting to

With characteristic confidence and energy he began his London experiment, and had seen the foundations of his new building laid when he returned to New York, in reply to a reporter's question: "What do

you intend to open the house with?" "With debts," was the reply; "I always | coordinated."

open a house with debts." There was a suggestion that the English people might not take him seriously, and out came another exhibition of his char-

"I will make them. It is not a question of what they will do, but of what I shall

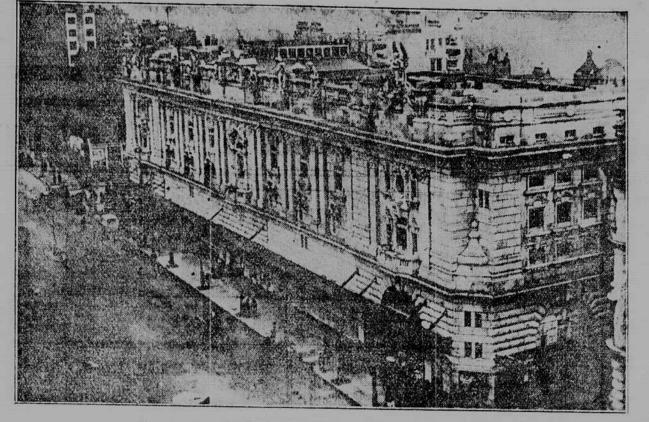
## A sking No English Help at All

The story of the London attempt can be only a short interlude here. The opera house in The Kingsway was opened on Noember 13, 1911, with a performance of "Que Vadis." Mr. Hammerstein was his wn manager; he asked no English help, but called to his side two trusted, faithful and capable servants from New York, Lyle D. Andrews and Jacques Coini, who had been respectively treasurer and stage manager at the Manhattan Opera House. At the outset fortune seemed to smile propitiously upon the undertaking. On the opening night the receipts amounted to over \$6,500 and in the first week to over \$21,000. A winter season of fifteen weeks was given, at which twelve operas were performed, and a summer season of twelve weeks, from April 22 to July 13, 1912. Among the operas performed in this second season was "Les Cloches de Coraèville," which the redoubtable manager himself conducted. Then came an incident of a kind familiar enough to operatic history, but conterning which the public is seldom informed. The closing days of Mr. Stanton's consulship at the Metropolitan Opera House saw such an occurrence; the closing days of Mr. Grau's another, in the first of which tributed by royalty, and suspicion has touched at least one of the productions under the present administration. Doings of the kind involve no moral turpitude, yet hey are always surrounded with mystery. the present instance a wealthy and titled amateur composer wrote an opera, wanted to have it performed and paid the cence hung in the eye—and passed. What or to proclaim September 14 as National Chairman of the Mayor's Committee on piper for his dance. Lord Howard de had they seen? Cloaks, helmets, hard vis- Anthem Day.

R. HAMMERSTEIN did not long | Walden's "The Children of Don" was produced by Mr. Hammerstein a fortnight before the close of the season. It was a pre-Metropolitan rivals. Manageri- tentious work and made a dismal failure, so great a failure, indeed, that although less trunk was like the Irishman's snake, Lord Howard was the holder of a mortgage for £40,000 on the opera house and had contributed a large sum for the production of the opera, Mr. Hammerstein refused to give it the third performance which the composer asked or demanded. Thereupon there came a rupture of relations, which had fateful consequences.

> On the last night of his season Mr. Hammerstein, following his American methods, addressed the London public in a speech from the stage, in which he said that he was going to New York to look after his home interests, but would be back for the next season with new singers and new operas. The business which called him back to New York grew out of entanglements at the Victoria Theatre, which had been his most prolific source of supply in his earlier enterprises. Returned to America, he made a contract of rental and sale of the Kingsway house, through Mr. Andrews, to Mr. Stanley Denton, a gentleman who was reputed to have an income of £30,000 a year. The new manager made the theatre the home of a review entitled 'Come Over Here," which achieved a popular success. The overhead expenses of the house, however, were so great that he became involved in financial difficulties, and defaulted in his payments to Mr. Hammerstein. Thereupon Lord Howard foreclosed the mortgage and became the owner of the house. Mr. Hammerstein lost the whole amount of his investment

Returned to New York, Mr. Hammerstein devoted the summer to an adjustment of the affairs of the Victoria Theatre and to a search for new worlds to conquer, with faith in himself undimmed and courage undaunted. Up from the quagmire flew the old ignis fatuus-opera at popular prices. free to him, and to this form of entertain- In November, 1912, he broached his new ment he opened the Manhattan Opera scheme to the public. He wanted to build House, on September 20, 1910, with an ex-, another opera house and in it produce English opera at prices ranging from \$3 down the Flute Flaver," adapted from the French, to 50 cents, but he confessed that to do this it would be necessary for him to obprevented him from giving opera on his own account and also stood in the way of purpose of making it his permanent home, other from a Russian impresario connected with the Royal Opera at St. Petersburg.



Mr. Hammerstein's Opera House in The Kingsway, London

would not find publication and credence. their consent to its execution. He also opera in Italian, French and German." nected, but only the Imperial Russian Opera administered through a court official by the ambition to foster opera in the vernacular. At a dinner which grew out of a movement inaugurated by the Metropolitan company's offer of a prize for an opera in English by a native composer Mr. Ricordi, whose publications occupied a large part of the Metropolitan repertory, had considerable to say opera houses in the United States.

The talk was a symptom of the prevalent operatic mania, anything but philanthropic in motive, and before Mr. Ricordi returned to Italy he had given a quietus to the story that the house of Ricordi was about to en-

Hammerstein was not inconsiderate of his ter fulfil the public need. The statement time when the air was full of stories about | obligations to the Metropolitan company, | held out the prospect of opera in English new rivals of the Metropolitan company, He addressed a letter to the directors of at the Metropolitan "on a basis which would

There was no Royal Opera in St. Petersburg | consulted Paul Cravath, esq., one of the with which an impresario could be con- company's directors, who as their legal adviser had drawn up the contract of sale. Mr. Cravath was not inimical to the project, Czar himself, who was not likely to con- in which, like Mr. Hammerstein, he saw an cern himself with operatic projects in educational influence which might in time America. As to the other interest, the state- result in making the popular opera a feeder ment sounded like an echo of some talk to the more aristocratic establishment. It in which Mr. Tito Ricordi had indulged two so chanced, however, that Messrs. Kahn and years before at a juncture when the Metro- Vanderbilt were in Europe at the time, and politan people professed to be big with an | a consideration of the letter had to wait upon their return. After three weeks, on December 18, 1912, the directors gave their answer refusing to allow Mr. Hammerstein to proceed with his project. Their refusal, they said, was based upon their belief that New York could not or would not support two opera houses and that Mr. Hammerabout the need of a greater number of stein's project threatened harm to the existng institution.

### A Prospect of Opera in English

They gave the full text of their letter to gage in such an enterprise as the sanguine | the newspapers. They quoted Mr. Hammerchampions of American opera thought, stein's words (or rather those of his son, duction at Monte Carlo, in 1806, and at the tain the consent of the Metropolitan Opera Italy not for altruistic ends or always for fact), in which he spoke of the enormous Company, the contract with which, he said, the good of art, but to promote and safe- increase in the cost of opera by reason of guard their publications. It was because the exactions of singers, the ruinous cost of Mr. Hammerstein told his audience that his acceptance of two offers of assistance. might be introduced here that the Metro- conviction that one house could serve the of a fear in some circles that the system | the rivalry between the houses and his politan company fell under suspicion in cause of opera better than two and that the Metropolitan, because of its practical In taking his preliminary steps Mr. subsidy through its stockholders, could bet-

Even "with its enormous success" of the praceding year, said the letter, the Metropolitan company had "made practically no profit and better results were not expected for the current year."

rectors appeared Mr. Hammerstein in the breezy way which made the newspapers his willing bellmen, and even champions, announced that he was willing to go ahead with his project regardless of the terms of his agreement. "If the press and the public give me sufficient evidence that they want me to give grand opera in English I will do it," were the words of his defiance. A new operatic project essentially like was born of the purpose of Mr. Hammerstein and the refusal of the Metropolitan directors I shall not attempt to say. It was suspected by some that the project n the letter to the Metropolitan directors and the fact that the leading spirits of that Club's scheme of giving "municipal" opera in the New Theatre, now called the Century Opera House, had been conceived for the purpose of discouraging Mr. Hammerstein time and met with a denial from the spokesman of the Metropolitan company. In his

#### Returning, He Pursued His Old Ignis Fatuus of Opera at Popular Prices for All

club before he addressed the Metropolitan , term of ten years be engaged, directly or

The history of the undertaking which grew out of the public spirited endeavor of the City Club deserves attention, which it shall receive in these columns later: I am now directly concerned with the other project. Mr. Hammerstein's acts now become more significant than his words. In March, 1913, he bought a plot of land at Lexington Avenue and Fifty-first Street and announced that he would begin within two weeks to build an opera house on it, which would be opened on November 10. The style of performance should be that which he had proposed to the directors of the Metropolitan company. The site was that formerly occupied by the Nursery and Child's Hospital, 75 feet on Lexington Avenue by 220 feet on Fifty-first Street. The building was to cost \$1,000,000. Through the newspapers he told the public that he was going to give opera in English, and if the Metropolitan directors didn't like it they might go to the courts for redress. No other man being found willing to throw himself into the breach for English opera, he was going to do it. Why? He answered the question thus: "I am a child of New York. I revel in its greatness. It has about one hundred theatres, has a good society opera house, but has no opera house for the population at large. Our municipality can not and will not aid in the founding and maintaining of such an edifice and to our government such a proposition never appeals. With what I am doing I will earn the approbation of my fel-On the day on which the letter of the di- low citizens and the millions of lovers of music and adherents of musical culture. . . . The house will be known as the 'American Opera House.' I think I will open Monday, November 10, at 8 o'clock '

#### A s Ironbound as Verbose Phraseology Can Make It

A merry war was thus proclaimed, and right merrily was it carried on in the newsthat of Mr. Hammerstein now began to take papers. On March 27 the Metropolitan dishape in the City Club. Whether or not it | rectors gave out the text of the clause in the contract of sale which prohibited Mr. Hammerstein and his son Arthur from embarking in any grand opera enterprises until 1920. It seemed to be as ironbound as ver- son be enjoined from putting their purpose rooted in the plan which had been outlined | bose legal phraseology could make it. When this portion of the contract of sale was made public Mr. Hammerstein retorted that sential allegation in the complaint, but set directorate at once gave it moral and physi- the overtures to purchase his opera intercal support lent the semblance at least of ests had come from the Metropolitan diprobability to the theory that the City rectors and that he had not listened to them until he had broken down so comhis physician had commanded him to cease work. Thereupon he had put the matter in from proceeding with his undertaking. Mr. the hands of his son Arthur and sailed for Hammerstein made the charge openly at the Europe, leaving a power of attorney for templated abandoning the giving of opera, latterday communications on the subject but in his power of attorney, signed on with me he has not reiterated it, but seems | April 15, 1910, he had expressly empowered to have assumed that the plan was born in his son to enter into an agreement in writwas for the purpose of finding a site for and no tale could be told so absurd that it the company outlining his plan and asking avoid conflict with the present season of the minds of some of the minds of the minds

indirectly or in any way, with the business of producing opera.

On April 18, 1913, Mr. Hammerstein announced to the world that he had borrowed \$335,000 for his operatic enterprise and would begin building as soon as he got a title to the ground. Twelve days later he gave out a statement that if the City Club persisted in its purpose he would abandon his English opera plan and enter into competition with the Metropolitan Opera Company by giving French and Italian opera at Metropolitan prices. Later, I believe, he borrowed \$450,000 from the Man hattan Life Insurance Company, which he put into the Lexington Avenue property, in addition to \$200,000 which he had obtained from the United Booking Company for the privilege of giving vaudaville at the Palace Theatre, which was within the zone in which he held a monopoly for the Victoria Theatre. From the profits of this playhouse he had accumulated a further sum of \$100,000. He had made contracts with singers, confident that his original project would not meet with opposition from the Metropolitan directors. He had taken coun sel of distinguished jurists and rejected the common sense advice of those concerned with him in the administration of his theat-

With his opera company he purposed to give performances in a large number of cities throughout the country and to sow opera houses broadcast wherever he could obtain a gift of land on which to build and a loan. He probably felt that he was just fied in his effort to give opera for a supposedly famishing public no matter what interpretation the purchasers of his interests in New York and Philadelphia put upor the contract he had made with them. He was warned by them on May 15 that they would take legal steps to enjoin him if he persisted in his purpose, but the only of fect of the admonition was to call out more of what the newspapers considered his hu mor. Thereupon, on July 2, 1913, the Metropolitan company filed a summons and complaint in the Supreme Court of the State of New York asking that he and his to give opera into effect. The answers of Mr. Hammerstein admitted nearly every esup a series of affirmative defences, telling at great length how the plaintiff had forced him into the contract for the purpose of creating a monopoly, taken advantage of his wrecked body and perturbed mind, had tempted a dozen singers away from him, compelled him to pay other artists more than they were worth and brought him to was engaged in interstate trade and commerce and that its acts toward him were in restraint of trade and fell under the con demnation of the Federal statute called the

A Motion for Judgment or the Pleadings

After the issue had been joined Mr. Ha

equity proceedings he would turn his con-

tracts and properties over to a corporation

law had nothing to do with the case. This

judgment was affirmed on appeal by the Ap-

April, 1914, but long before then work had

determination to give operatic represents.

of \$50,000 in the season, which also came

of the decision, Mr. Hammerstein's Judi-

cial friends and counsellors were disposed

to congratulate him upon his involuntary

tions, whether or no, also came to an end.

## The Strange Edges of an Old Picture Book

LREADY the world before the ages, one distinctive pallid face, something and Berlin. It had been a very typical | Oswald did not ask what route to disillucan project themselves back in such a way that it all takes on the strange edges of an old picture book. He does that in "The Education of Joan and Peter," a new Wellsian novel, sections of which are being printed in "The New Republic." Seeing Germany in the past when she was gathering forces to throw herself on civilization, by the light of all the events that followed is fascinating. January, 1911. Characteristic also was his Mr. Wells's young Peter was in Moscow, and in Moscow he was reminded by dissimilarity of Germany. Russia was "un-

"But all the other north temperate races.

it seemed to Oswald, as distinguished from the Germans, had the same suggestion about them of uncoordinated initiatives. Their minds moved freely in a great old system that had lost its hold upon them. But the German views were coordinated. They were tremendously coordinated. Two Sundays ago he and Peter had been watching the Sunday morning parade along Unter den Linden. They had gone to see the whitetrousered guards kicking their legs out in the goose step outside the guardhouse that stands opposite the Kaiser's palace, they had walked along Unter den Linden to the Brandenburg Tor, and then, after inspecting that vainglorious trophy of piled cannon outside the Reichstag, turned down the Sieges Allee, and so came back to the Aulon by way of the Leipziger Platz. Peter had been alive to many things, but Oswald's attention had been concentrated almost exclusively on the youngsters they were passing, for the most part plump, pink-faced students in corps caps, very erect in their bearing and very tight in their clothes. They were an absolutely distinct variety of | them, spread her campaign yesterday, young human male. A puerile militarism | when at each performance the four hundred possessed them all. They exchanged salutations with the utmost punctilio. While England had been taking her children from the hands of God, and not so much making them as letting them develop by default. Fitziu sang the song from the steps of the into notes of interrogation, Germany with- City Hall. out halt or hesitation had moulded her gift of youth into soldiers.

"There had been a moment like a thunderclap while Oswald and Peter had been | Hall Park, catled on Henry McDonald, dinear the Brandenburg Tor. A swift wave | rector of the Mayor's Committee on Nationof expectation had swept through the the reward took the shape of baubles dis- crowd; there had been a galloping of mounted policemen, a hustling of traffic to the side of the read, a hasty lining up of spectators. Then with melodious tootlings | agreed, and was so interested in the young and amid gutteral plaudits, a big white au- woman's scheme that he had her appointed tomobile carrying a glitter of uniforms had chairman of the Mayor's National Anthem Kaiser!' Just for a moment the magnifi- Committee, Miss Fulton then got the May-

something stupendously resolute. Going didn't quite grasp, whither? At any rate, going magnificently somewhere. That was the power of it. It was going somewhere. For good or bad, it the cowardly and oppressive Czardom that was failing to hold the refractory minds of to overtake yet. these young Russians, or the current ediits banjo and exhorting Peter and his generation to 'tax the foreigner' as a worthy

cupied audience about him, recalled a talk

certainly . the case with Miss -

Helen Fulton, a young woman still in her

twenties, who got fired of being an ingenue

in Broadway productions, and who origi-

nated and now is boosting a movement to

make the words of "The Star-Spangled Ban-

Mayor's Committee on the National An-

motion picture theatres in New York

flashed the words of the national anthem

on their screens, and when Miss Anna

A few weeks ago Miss Fulton, then en-

tirely unknown to the politicians of City

al Defence, and told him that it was a shame

that Americans did not know the words of

their own national anthem. Mr. McDonald

Miss Fulton, who is chairman of the

ner" known to all Americans.

war looks like another world.

It isn't so far away yet as to

great hurry, something that went by like clothes looked twice as hard as Peter's, and believed that she would come to distillusion, ness at Peter and their fellow passengers. give it perspective, yet some- the sound of a trumpet, a figure of vast he sat up stiffly while Peter slouched on the times imaginative persons like Mr. Wells | enterprise in shining armor and a mailed | seat. He evidently wanted to air his Engfist. This was the symbol upon which these | lish, while Peter had not the remotest deyoung Germans were being concentrated. sire to air his German, and only betrayed a This was the ideal that had gripped them | knowledge of German when it was necessary Something very modern and yet romantic, to explain some English phrase the German

"'Germany may be in too much of a hurry,' he repeated.

"'We came into world politics late,' said was an infinitely more attractive lead than | the young German, indorsing Oswald's idea from his own point of view. 'We have much "The Germans had come into world poli-

tion of the British imperial ideal, twanging | tics late. That was very true. They were naive yet. They could still feed their natunal egotism on the story of a world mission. The same enthusiasms that had taken Sussia to the Pacific-and to grand ducal and speculation in Manchuria and the that he and Peter had had with a young fel. English to the coolie slavery of the Rand. low traveller in the train between Hanover was taking these Germans now-whither?

Our Own Star-Spangled Banner

thing if she be both pretty and nated in the motion picture houses and on she hopes to extend her idea.

Miss Helen Fulton

the National Anthem

possessed of an ideal-which is the steps of the City Hall, and Miss Fulton

believed that she would come to disillusionthan her neighbors; that was all. In the heroic figure in the automobile led them to futility as surely as the sidelong Czar. Not that way must the nations go.

"Oswald saw no premonition of a world catastrophe in this German youngster's devotion to an ideal of militant aggression. nor in the whole brond spectacle of straining preparation across which he and Peter travelled that winter from Aix to Wirballen. He was, as it were, magically blind. He could stand on the Hanover platform and mark the largeness of the stations, the broad spreading tracks, the endless sidings the tremendous transport preparations, that could have no significance in the world but military intention, and still have no more to say than that These Germans give themselves elbow room on their railways, Peter. I suppose land is cheaper.' He could see

printing translations of the words with the

may learn the anthem and be able to sing

Miss Fulton's enthusiasm led her a step

them, as the army and the navy have given

might be attained with less delay and less

Congressional oratory by executive action.

He, therefore, wrote to Secretary Tumulty,

setting forth the wishes of Miss Fulton.

She has received from Representative

Smith a copy of Mr. Tumulty's letter to

wrote that he had brought the matter to

the President's attention.

it in their own lauguages.

ness at Peter and their fellow passengers was in October, when the newspapers were ment. She was only a little later in phase and all the youth of the world. He thought showing a generous spirit toward the Cen imperialistic monarchy was an old dead tury Opera, which had crystallized into a end they would see that that white-closked thing in Russia and in Britain and in Ger- fact. If judgment went against him in the many alike.

"In Berlin, indeed in every photogra-

pher's, was the touched-up visage of the which was to be organized for the purpose Kaiser, looking heroic, and endless post- of giving opera in the Lexington Avenua cards of him and of his sons and the Kai- opera house. The Metropolitan Opera Comserin and little imperial grandchildren and | pany, having filed a demurrer to the an the like; they were all as dull and dreary swers of the defendants finally decided to looking as any royalties can be, and it was quit trying the case in the newspapers and inconceivable to Oswald that such figures filed a motion for judgment on the pleadcould really rule the imagination of a ings, averring that the defendants had adgreat people. He did not realize that all | mitted every material allegation in the comthe tragedy in the world might lie behind plaint and urging that the defence set up the words of that young German. We came - were unsound in law, and even if true were into world politics late,' behind the fact immaterial. This motion was argued before that the German imperialist system was Justice Pendleton of the Supreme Court, on just a little less decayed, a little less hu- October 18, 1913. Before judgment was ren morous, a little less indolent and disillu- dered Mr. Hammerstein sensonned another sioned than either of its great parallels to change of plans. The completion of his the east and west. He did not reflect that house had been delayed by the architects, no system is harmless until its hands are but the theatre would be opened in Janutaken off the levers of power. He ary, 1914, and a series of operas in English could still believe that he uved in an would be given at popular prices. In due immensely stable world, and that these wast | course Justice Pendleton pronounced judgforms of king lam and empire, with their ment granting the infunction prayed for by sham reverences and unmeaning ceremonies the Metropolitan Opera Company, holding and obligations, their flars and militancy that the giving of opera was not trade or LITTLE woman is a trememious. The first result of the movement culmi- is now moving on to Washington, where nothing beyond the negative evil of uninand their imaginative senility, threatened commerce and that the Sherman anti-trust spired lives running to individual waste. That was the thing that concerned him. He A film depicting the story of the Star- saw no collective fate hanging over all these Spangled Banner is now being prepared intent young faces in the Moscow Art Thenand will be released for the opening of the re, as over the strutting innocents of padrive. Newspapers published in foreign of the gigantic disaster that was now so riode Berlin; he had as yet no intimation languages are to aid in the campaign by

#### to harvest the bone and energy of these music, so that those not speaking English bright swathes of life. . . ."

close at hand, that was to terment and shat-

ter the whole youth of the world, that was

only to the city. Miss Fulton wrote a let-

scarcity of dairy products, chiefly the re- ville performances, with a melancholy sugsuit of shortage in cattle feeds. Permits gestion of its original purpose in the way their recognition. Congressman Smith to buy milk are issued for certain classes of performances of fragments of operas. wrote in reply that he believed the purpose of the population, including children under. It was found to be impossible to meet the five years, invalids and nursing mothers. Others are on their honor not to buy milk unless it is for these classes.

#### Milk

"The statement is made on excellent

thority that 'an adult cannot buy in London a glass of milk, even if willing to pay \$20 for it.' Not only butter, but all kinds of fats are obtainable only in extremely him on the subject, in which Mr. Tumulty small quantities. Some families are without any fats for nearly a week at a time ice cream disappeared from the market more than a year ago."

further, What Mayor Hylan did applies ter to Representative Thomas F. Smith, who country, the following paragraph from write he is not yet fully recovered, though is secretary of Tammany Hall and the Con- "The Milk Reporter" on the situation in some of the old spirit seems to be flaming gressman from the district in which she Great Britain may be of interest: lives, urging him to introduce in Congress a bill giving national recognition to the an-

Within four months four of his sons died. up within him. After some delay he com-"Great Britain is also confronted with a lt was used for picture shows and vaude pleted the building of the opera house, and running expenses of the house from the receipts, however, and, Mr. Hammerstein failing to pay the interest and other charges, the Manhattan Life Insurance foreclosed its mortgage and purchased the preperty to protect its loan. Only in the season 1917-78, when it was hired by the Chicago Opera Company for a season of opera, did ts walls give back the echoes with which Mr. Hammerstein contemplated that they should always ring.